Fletcher & Company

36 St. Marys Gate, Derby, DE1 3JZ

Offers Around £179,950

Leasehold



- Charming Converted Second Floor Apartment
- Historic Location in Cathedral Quarter
- Ideal for a Full Range of Amenities including Restaurants, Cafes & Nearby Park
- Gated Residents Only Parking
- Communal Lawn & Terrace
- Secure Communal Entrance Hall
- Private Entrance Hall
- Open Plan Living Space with Lounge/Dining Room & Kitchen with Built-In Appliances
- Two Bedrooms & Bathroom with Four Piece Suite
- Rarity on the Market - Viewing Highly Recommended





Summary

A most impressive, spacious, two bedroom, second floor apartment forming part of this truly characterful building in an historic location on St Mary's Gate, right in the heart of Derby City centre's Cathedral Quarter.

The property is sold with the benefit of no upper chain and retains much original detail with parking spaces set behind entry a remote, gated entrance. There is a large communal lawn and patio/terrace to rear.

Internally, the property is accessed via a secure communal entrance hall and a private entrance door leads to a split-level shaped hallway, open plan living space with lounge/dining area and high specification fitted kitchen with built-in appliances. There are two good sized bedrooms and a superbly appointed bathroom with four piece suite.

The Location

The property is set in the heart of Derby's Cathedral Quarter amidst beautiful architecture with cafe style culture, bars and restaurants. Nearby Sadler Gate offers a varied selection of retail outlets and Derbion shopping centre has a selection of restaurants, shops and cinema. The property is close to the city's bus and train station. Within close proximity is Darley Park with delightful walks along the banks of the river Derwent and further amenities at Darley Abbey Mills.

Accommodation

Communal Entrance Hall

A secure communal entrance hall with original staircase to upper floors and door to apartment.

Split-Level Entrance Hall

9'10" x 9'6" x 4'11" x 4'0" (3.02 x 2.90 x 1.50 x 1.24)
Having a period style central heating radiator and roof light.



Open Plan Living Space

21'9" x 11'6" (6.63 x 3.53)



Spacious Lounge/Dining Area

A light and airy room with feature fire surround and electric fire, period style central heating radiator and sash windows to three elevations, all with shutters.



Kitchen

Comprising stylish worktops with matching upstands, inset ceramic sink unit, integrated fridge, dishwasher and washing machine, AEG electric hob with built-in oven beneath, Bosch wine fridge, contemporary fitted base cupboards and drawers, complementary wall mounted cupboards and sash window to side elevation with view of Derby cathedral.







Bedroom One

17'9" x 14'4" (5.42 x 4.39)

Having two period style central heating radiators, fitted wardrobes, dressing table/desk, sash window to front with secondary double glazing and shutters and beautiful sash cant bay window to side with secondary double glazing offering views of the cathedral.





Bedroom Two

11'2" x 10'1" (3.42 x 3.09)

With period style central heating radiator and sash window to rear with secondary double glazing and shutters.



Superbly Appointed Bathroom
10'8" x 6'5" (3.26 x 1.96)





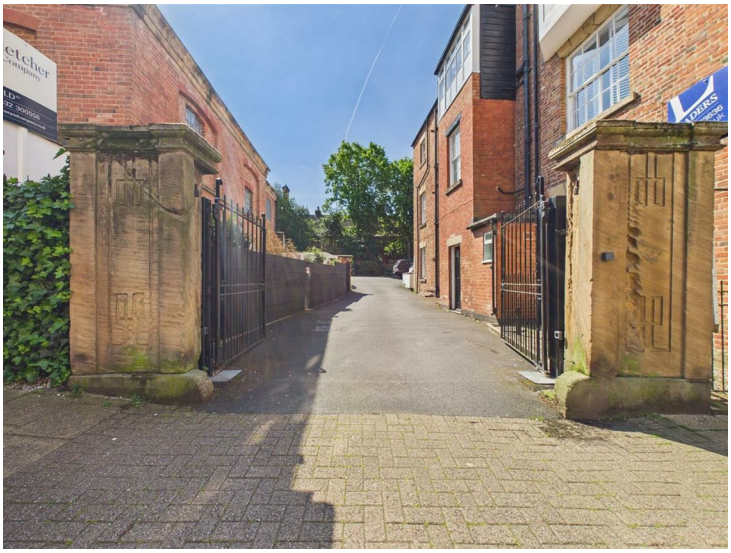


Outside

The property benefits from two parking spaces within a secure gated environment. There are communal gardens featuring substantial lawn and terrace/patio.





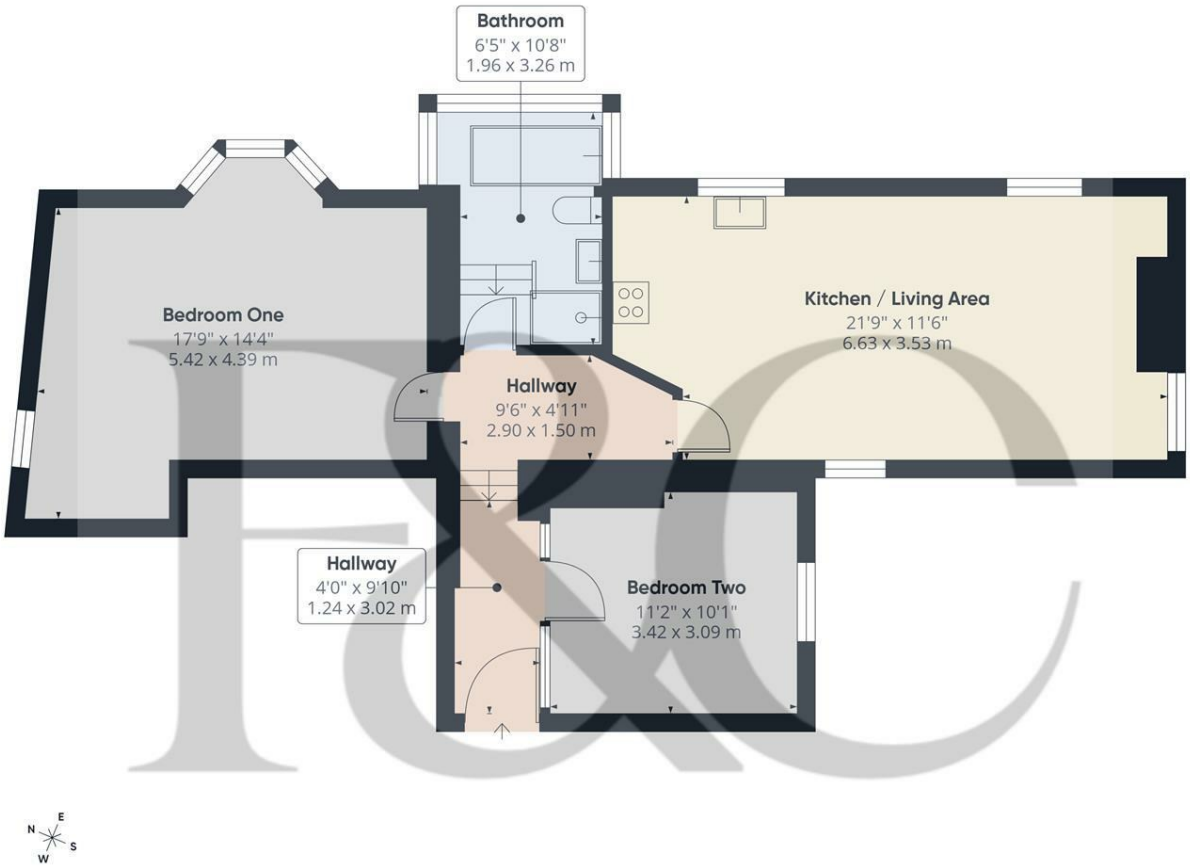


Service Estate Charges

Please note, we have been informed by the vendor that there is an annual estate service charge of £1,920. Should you proceed with the purchase of this property this must be verified by your solicitor.

Council Tax Band B





Approximate total area(1)

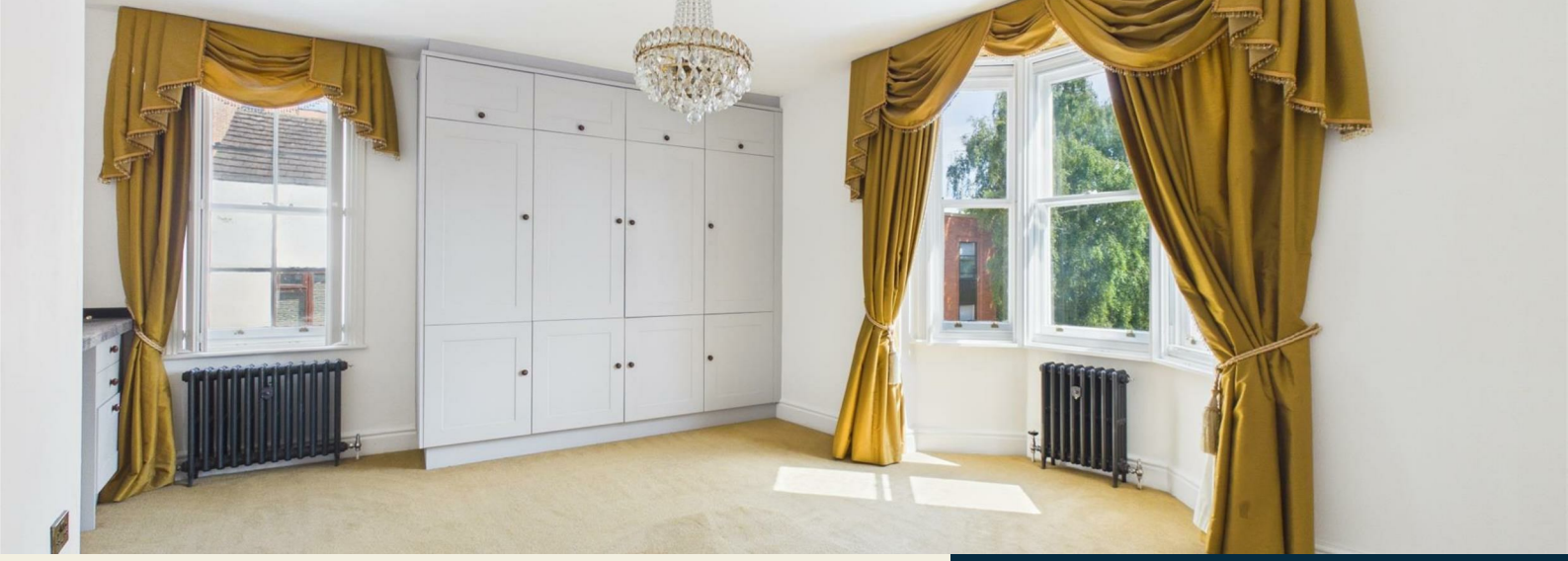
781 ft²

72.6 m²

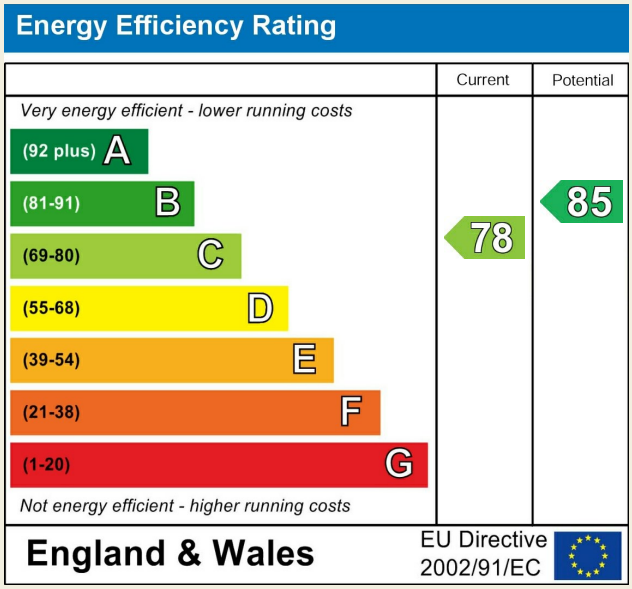
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: B
Tenure: Leasehold